

BILL NO. Z-96-03-05

ZONING MAP ORDINANCE NO. Z- 11-96

AN ORDINANCE amending the City of
Fort Wayne Zoning Map No. ~~1484~~ F-2

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B2D
(Regional Shopping Center) District under the terms of Chapter 157 Title XV of the Code
of the City of Fort Wayne, Indiana of 1974:

Tract 1:

A part of Lot #12 in Edsall's Subdivision; an Addition to the City of Fort Wayne,
as recorded in Deed Record 30, page 160, in the Office of the Recorder of Allen
County and more particularly described as follows:

Beginning at a point on the South right-of-way line of Illinois Road as now
established, said point located 75.0 feet South of the North line of said Lot #12
and 120.0 feet East of the West line of said Lot #12; thence South with an interior
angle of 89° 50' from the right-of-way and along the East line of the West 120.0
feet of said lot, a distance of 291.0 feet to a point located 366.0 feet South of the
North line of said lot; thence by a deflection right of 89° 50' being parallel to said
right-of-way line, a distance of 18.73 feet to a point on the back of a 6-inch high
concrete curb; thence by a deflection right of 90° 01' 24" and running along the
back of said existing concrete curb; a distance of 273.58 feet to a point of
curvature; thence continuing along said concrete curb on a non-tangent curve to
the left having a radius of 41.6 feet an arc length of 17.83 feet and being
subtended by a chord deflecting 10° 05' 09" left from the previously described
line, a chord distance of 17.69 feet to a point on said South right-of-way line;
thence by a deflection right of 100° 03' 45" from the previous chord, along said
right-of-way line, a distance of 22.56 feet to the point of beginning, containing
0.128 acre of land, more or less.

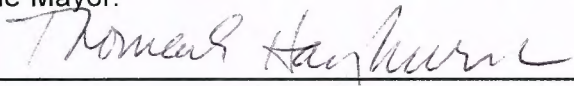
Tracts 2, 3, and 4:

Part of Lot #19 in Edsall's Subdivision of LaGro Reserve according to the
recorded plat thereof in Deed Record 30, page 160 in the Office of the Recorder
of Allen County, and together with a part of LaGro Reserve, and more particularly
described as follows:

1 Commencing at the Northwest corner of Lot #19, thence North 89 degrees 05
2 minutes 18 seconds East (bearing basis for this description) a distance of 295.0
3 feet to the point of beginning; thence North 89 degrees 05 minutes 18 seconds
4 East a distance of 200.56 feet; thence South 00 degrees 34 minutes 13 seconds
5 West a distance a distance of 374.30 feet; thence South 89 degrees 30 minutes
6 00 seconds West a distance of 194.64 feet; thence North 00 degrees 20 minutes
7 04 seconds West a distance of 372.80 feet to the point of beginning, containing
8 1.694 acres of land more or less.

9 and the symbols of the City of Fort Wayne Zoning Map No. F-2, as established by
10 Section 157.016 of Title XV of the Code of the City of Fort Wayne, Indiana are hereby
11 changed accordingly.

12 SECTION 2. That this Ordinance shall be in full force and effect from and after
13 its passage and approval by the Mayor.

14 
15 _____
16 Councilmember

17 APPROVED AS TO FORM AND LEGALITY:

18 
19 _____
20 J. TIMOTHY MCCAULAY, CITY ATTORNEY

and duly adopted, read the second time by title and referred to the Committee on Legislation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 3-12-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Hay Hurst and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>	<u>3</u>		
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS		<u>✓</u>		
HALL		<u>✓</u>		
HAYHURST		<u>✓</u>		
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 11-26-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 2-11-96 on the 26th day of November, 1996

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

DDS
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1996, at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 2nd day of December, 1996, at the hour of 3:45 o'clock P, M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

RECEIPT

GENERAL FORM NO. 352

№ 18474

COMMUNITY & ECONOMIC DEVELOPMENT

FT. WAYNE, IN.,

1/18/1996

RECEIVED FROM

Apple Glen Investors

\$ 300.00

THE SUM OF

Three Hundred and 00/100

DOLLARS

ON ACCOUNT OF

Deponing 41.05 Illinois Rd

#1208

1425
1435
1515
Berkeley
Kathie Evans

PAID BY: CASH ☐ CHECK ☒ M.O. ☐

AUTHORIZED SIGNATURE



Petition for a Zoning Map Amendment

Community & Economic Development / 1 Main Street Rm 830 / Fort Wayne, IN 46802 / (219) 427-1140

Apple Glen Investors, L.P., an Indiana limited
partnership

I/We _____ do hereby petition to
amend the Zoning Map of the City of Fort Wayne Indiana, by reclassifying from a/an R-1
designation to a/an B-2-D designation, the property located at the common street
address of: (see addendum attached as Exhibit "A" for street addresses of properties)
and further described as follows:

(See addendum attached as Exhibit "B" for legal description.)

(Please attach a legal description if more space is needed.)

The purpose of this proposed rezoning is to permit the use of the property for the following:

Part of the Apple Glen regional shopping center

Property owners Name(s): (See addendum attached as Exhibit "C" for property owners'
names and street addresses.)

Street Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Applicants Name (if different from above): _____

Street Address: 3333 W. Hamilton Road

City: Fort Wayne State: IN Zip: 46804 Phone: (219) 432-1000

I/We the undersigned, do hereby certify that I am/We are the owner(s) of more than fifty percent (50%)
of the property described in this petition; that I/we agree to abide by all provisions of the Fort Wayne
Zoning Ordinance as well as all procedures and policies of the Fort Wayne City Plan Commission as
relating to the handling and disposition of this petition; and that the above information is true and
accurate to the best of my/our knowledge.

(See signature pages attached to this application.)

ADDENDUM

Street Addresses of Properties

PROPERTY	STREET ADDRESS
Tract 1	4605 Illinois Road Fort Wayne, IN 46804
Tract 2	1425 Reckeweg Road Fort Wayne, IN 46804
Tract 3	1435 Reckeweg Road Fort Wayne, IN 46804
Tract 4	1515 Reckeweg Road Fort Wayne, IN 46804

EXHIBIT "A"

ADDENDUM

Legal Description

Tract 1:

A part of Lot #12 in Edsall's Subdivision; an Addition to the City of Fort Wayne, as recorded in Deed Record 30, page 160, in the Office of the Recorder of Allen County and more particularly described as follows:

Beginning at a point on the South right-of-way line of Illinois Road as now established, said point located 75.0 feet South of the North line of said Lot #12 and 120.0 feet East of the West line of said Lot #12; thence South with an interior angle of $89^{\circ} 50'$ from the right-of-way and along the East line of the West 120.0 feet of said lot, a distance of 291.0 feet to a point located 366.0 feet South of the North line of said lot; thence by a deflection right of $89^{\circ} 50'$ being parallel to said right-of-way line, a distance of 18.73 feet to a point on the back of a 6-inch high concrete curb; thence by a deflection right of $90^{\circ} 01' 24''$ and running along the back of said existing concrete curb, a distance of 273.58 feet to a point of curvature; thence continuing along said concrete curb on a non-tangent curve to the left having a radius of 41.6 feet an arc length of 17.83 feet and being subtended by a chord deflecting $10^{\circ} 05' 09''$ left from the previously described line, a chord distance of 17.69 feet to a point on said South right-of-way line; thence by a deflection right of $100^{\circ} 03' 45''$ from the previous chord, along said right-of-way line, a distance of 22.56 feet to the point of beginning, containing 0.128 acre of land, more or less.

Tracts 2, 3, and 4:

Part of Lot 19 to Edsall's Subdivision of LaGro Reserve, according to the recorded plat thereof in Deed Record 30, page 160, in the Office of the Recorder of Allen County, and together with a part of LaGro Reserve and more particularly described as follows:

Commencing at the Northwest corner of Lot 19, thence North 89 degrees 05 minutes 18 seconds East (bearing basis for this description) a distance of 295.0 feet to the point of beginning; thence North 89 degrees 05 minutes 18 seconds East a distance of 200.56 feet; thence South 00 degrees 34 minutes 13 seconds West a distance of 374.30 feet; thence South 89 degrees 30 minutes 00 seconds West a distance of 194.64 feet; thence North 00 degrees 20 minutes 04 seconds West a distance of 372.80 feet to the point of beginning, containing 1.694 acres of land more or less.

EXHIBIT "B"

ADDENDUM

Names and Addresses of Property Owners

NAME OF OWNER	PROPERTY	STREET ADDRESS
Apple Glen Investors, L.P.	Tract 1	3333 W. Hamilton Road Fort Wayne, IN 46804
Ruth Thompson	Tract 2	1425 Reckeweg Road Fort Wayne, IN 46804
Morton G. and Carol J. Knott	Tract 3	1435 Reckeweg Road Fort Wayne, IN 46804
Shelby R. Saylor	Tract 4	1515 Reckeweg Road Fort Wayne, IN 46804

EXHIBIT "C"

(Deceased)

R. E. Thompson

Date: 10/17/95

Ruth Thompson

R. Thompson

As part of the petition for reyning

Morton G. Knott
Morton G. Knott

Date: 10/18/95

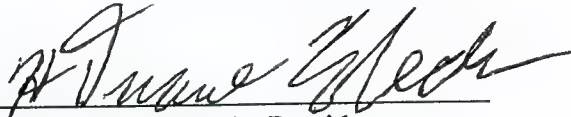
Carol J. Knott
Carol J. Knott


Shelby R. Saylor

Date: 10/18/95

Apple Glen Investors, L.P.

By: Bobeck Real Estate Company, Inc.,
General Partner

A handwritten signature in black ink, appearing to read "H. Duane Bobeck", written over a horizontal line.

H. Duane Bobeck, President

Date: 12/28/95

RESOLUTION OF ZONING MAP AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana on July 5, 1996 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-96-03-05; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 15, 1996.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a **DO NOT PASS** recommendation based on the following "Findings of Fact".

1) Approval of the request at this point could have an adverse impact on the current conditions in the area, and the character of current structures and uses in the area.

Issues were raised at the Public Hearing that required further information from the development. The developer was granted two time extensions in order to resolve those issues. No resolutions were achieved during this time period.

2) Approval is not consistent with the preservation of property values in the area.

Approving the rezoning without having the benefit of an approved development plan could result in a very unclear situation regarding future development of the site, and provides a disservice to both the petitioner and the abutting land owners.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

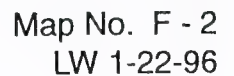
This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 23, 1996.

Certified and signed this
2nd day of October 1996.



Carol Kettler Sharp
Secretary

CASE NO. #606



R1	One-Family	B1	Limited Business	M1	Light Industrial
R2	Two-Family	B2	Planned Shopping Center	M2	General Industrial
R3	Multi-Family	B3	General Business	M3	Heavy Industrial
RA/RB	Residential	B4	Roadside Business	MHP	Mobile Home Park
PUD	Planned Unit Dev.	POD	Professional Office District		

Done
2 culs
T.H. Nov 26th
CHAIR

REBECCA J. RAVINE - THOMAS E. HAYHURST - CO-CHAIR
ALL COUNCIL MEMBERS

[illegible][illegible]

Sandra E. Kennedy
City Clerk

FACT SHEET

Z-9603-05

BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE

Zoning Map Amendment

APPROVAL DEADLINE**REASON**

From R1 to B2D

DETAILS**Specific Location and/or Address**

A strip of ground west of the entrance to Apple Glen off of Illinois Rd, & a strip of ground 200' wide behind 1425 - 1515 Reckeweg.

Reason for Project

Additional development land for Apple Glen.

Discussion (Including relationship to other Council actions)
15 July 1996 - Public Hearing

See Attached Minutes of Meeting

23 September 1996 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO NOT PASS recommendation.

Of the nine (9) members present, eight (8) voted for the motion, the Chair did not vote. Motion Carried.

Members Present: Linda Buskirk, Jim Dearing, Ernest Evans, DeDe Hall, James Hoch, Richard Pierce, Thomas Quirk, Dave Ross, Carol Kettler Sharp

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents**Applicant(s)
Apple Glen Investors LTD

City Department

Other

Opponents

Groups or Individuals
Tom Hayhurst, Councilman
Ray Anderson, 1639 Reckeweg
Basis of Opposition

-buffering in area would have to be greatly increased;
- current buffering is not maintained

**Staff
Recommendation**☒ For ☐ Against

Reason Against

**Board or
Commission
Recommendation**

By

☐ For ☒ Against
☐ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)**CITY COUNCIL
ACTIONS**
(For Council
use only)☐ Pass ☐ Other☐ Pass (as amended) ☐ Hold☐ Council Sub. ☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 18 January 1996

Projected Completion or Occupancy Date 25 October 1996

Fact Sheet Prepared by Date 25 October 1996

Patricia Biancaniello

Reviewed by Date 31 October 1996

Reference or Case Number

1. Public Hearing on a Zoning Map Amendment

- a. Change of Zone #606
From R-1 and B-2-D

Property lying East of Reckeweg Road, immediately abutting the existing Apple Glen site. (These are the rear portions of residential parcels, and do not have any frontage on Reckeweg Road.) Also, included is a small area at the Illinois Road entrance.

2. Public Hearing on an Amendment to the Primary Development Plan for the Shoppes at Apple Glen, including a Master Sign Program

Property lying East of Reckeweg Road, immediately abutting the existing Apple Glen site. (These are the rear portions of residential parcels, and do not have any frontage on Reckeweg Road.) Also, included is a small area at the Illinois Road entrance.

Jim Federhoff, attorney for the petitioner, Apple Glen Investors, LTD, appeared before the Commission. Mr. Federhoff stated that they are requesting to rezoned approximately 1.7 acres from R-1 to B2D. He stated that the real estate included in the rezoning is also included in the amended primary development plan for the Shoppes at Apple Glen. He stated that the total acreage to be included in the proposed primary development plan is 58.79 acres. There are two strips involved in the rezoning. The one by the entrance at Illinois Road was added at the suggestion of the staff. He stated that there was litigation over that strip of land over the right to use it for roadway purposes. He stated that the litigation was resolved. The total area of the rezoning represents about 2.93% of the total area of the shopping center. The tracts that surround it to the north, east and south is by previously approved shopping center area and to the west of the rezoning site are residences. He stated that the traffic analysis that was submitted was essentially an update of the traffic study that was done original. He stated that the rezoning request essentially squares off that west property line. He stated that it does not accommodate additional retail area. He stated that the originally plan that was submitted and approved in 1991 showed approximately 322,600 square feet of retail space. However, the original plan did not describe in that square footage the office building and the restaurant site that was shown. On the plan being proposed is a total slightly under 395,000 square feet of retail space. According to the traffic study the increase in retail space should not deteriorate traffic conditions on the surrounding roadway systems. There are a number of road improvements planned in the area, including the extension and upgrading of Old Illinois Road; extension of Ardmore Avenue, north; and the widening of West Jefferson Blvd. All of the intersections in the area, after they are built out, will operate at level "C" or better. By way of comparison, most of the intersections in the Glenbrook area operate at level "D" or worse. He stated that they also submitted a market study as required by the Zoning Ordinance. The marketing study, in

their opinion satisfied the requirements to demonstrate that there is a market for their proposal. He stated that staff noted in the staff analysis for the primary development plan, that the original primary development plan showed 322,600 square feet of retail space, but that figure did not include the square footage for the office building, restaurant or the bank. Although all of those tracts were shown on the original plan. The footprints were part of the original plan, but the areas were not described. A significant difference from the current plan and the previous development plan deals principally with the area north of the Wal-Mart, where additional square footage would be added. Potentially the configuration of the footprints of the building north of the Wal-Mart tract also would be changed somewhat, but the overall concept of the Shoppes at Apple Glen will remain the same. The lighting that was shown on the development plan is consisted with the lights that were previously approved. There are no significant changes to the infra-structure that would be proposed to water, sanitary sewer or storm water drainage. Individual water and sewer taps will be run to the individual buildings. Prior to secondary approval of Water Pollution Control Engineering and Storm Water Engineering, they will all be provided for with detailed engineering plans, including storm calculations. He stated that he would address the landscape and buffering of this area. He stated that they are requesting an approval to decrease the setback from the west property line adjacent to the property which is zoned R-1, to 40 feet (requirement for a shopping center is 75 feet from all property lines to structures) between the property line and the proposed structures. He stated that they feel that the 40 setback from the property line to the structure is in keeping with the spirit of the development agreement that the developer signed with the city in 1991. That is the only requested variation from that agreement that they are requesting. All other setbacks will be at least, including at least the 295 feet from the centerline of Reckweg Road, and 75 feet from the B2D zoning line. He stated that the screening concept that Mr. McCrory would be discussing involves a buffer area of approximately 75 feet wide. They determined that the proposed screening of Mrs. Thompson tract would not afford them 75 feet of buffer area. He stated that they need to accommodate the private agreement between the developer and Mrs. Thompson and between then and the business session they will need to make an adjustment to the landscape plan that will satisfy staff concerns and will also accommodate the contractual agreement between the developer and Mrs. Thompson. He introduced Kevin McCrory, McCrory and Associates, to the Commission to discuss the screening for the site.

Kevin McCrory, McCrory & Associates, appeared before the Commission. Mr. McCrory stated that he had been involved with the Apple Glen development since its conception and had represented the owner in all landscape issues. He stated that the current landscaping for the Wal-Mart parking lot will be continued into the next proposed phases to the north and south toward Jefferson Blvd. That will entail the landscaping along Apple Glen Blvd., which is the main connector between Illinois Road and Jefferson Blvd. The

biggest issues at hand on the primary plan is the buffer that will be along the property line along the west side of Apple Glen. He stated that they currently have a buffer behind Wal-Mart. It is a buffer built on a mound over 10 foot high and they have a large existing natural buffer of vegetation that remained after the Wal-Mart project was built. He stated that they are proposing to project that large berm along the backside of the lots, or the east side of the lots in front of Reckeweg. He stated that they are proposing a fence and vegetation working together at one area along the east side of the lots in front of Reckeweg. He stated that on the large mound they will be constructing there will be vegetation of both evergreen and deciduous on the top of the mound to add additional buffer, both visual and sound. It will also add to the aesthetic quality of the screening. The berm will have no slopes greater than a 3 to 1, which will make it more maintainable. He stated that it will then make a transition from the higher mound that is described, to a buffer along the back of Reckeweg Place, which there are 8 lots, they will have both a fence and vegetation along the back of the lots. Staff has requested that the vegetation be 14 foot tall. The current grade of Reckeweg Place will be approximately 6 foot lower than the lots along Reckeweg Place. Those lots slope quite severely down the sides to a current drainage swale. That water will have to continue to flow obviously down that extended hillside, and be collected into the storm drainage system that will be incorporated into the back of the shopping center. In order to screen these homes adequately they will have to put a fence up the hill all the way to the property line as high as they can. He stated that they are going to request that the fence be raised from a 6 foot fence to a 10 foot fence.

Jim Federhoff stated that he had a few more comments on landscaping and buffering. He stated that when the secondary development plan for the Wal-Mart store was submitted to the Plan Commission for approval, the application was made by the developer and by Wal-Mart, since that was before closing. Approval of the secondary development plan was a condition of that closing. The relationship between the developer and Wal-Mart is such that Wal-Mart is responsible to maintain those parts of the screening and buffering located on the Wal-Mart property. Before the public hearing they have had two meetings with neighbors and neighborhood associations representatives under the development agreement entered into by the developer in 1991. He stated that the two principal concerns that came from these two meetings were buffering and also storm drainage. He stated that in 1991 the property that is currently zoned R-1 and developed as an 8-lot residential area, Reckeweg Place, was zoned B-2-D. As part of the dialogue with the city and also the conclusion of those rezoning and development plan proceedings, this property was downzoned and then was developed as a residential subdivision. He stated that this subdivision was not in place before the shopping center. He stated that the home which is on the lot at the southeast corner of Reckeweg Place, can best be screened if a fence is constructed on the downslope of the swale. He stated that it appears that the existing drainage pattern is a swale along the lot of the south side of Reckeweg

Place and the grade is easterly. It looked to him like all of the water from Reckeweg Place is dumping into this corner without moving on anywhere else. He stated that they believe that the existing storm drainage problems can be accommodated as part of the development of the shopping center.

Mr. Federhoff stated that the overall signage plan was adopted for the Shoppes at Apple Glen and it is part of the development before the Commission for approval. He stated that they did not include any signage proposals for the area to the east of Apple Glen Blvd. He stated that there are three types of signs proposed, they are shown as sign "A", "B" & "C". He stated that sign "A" is proposed to be located at the entrances to Apple Glen Boulevard, at Jefferson and Illinois. He stated that it would be an overall ID Sign, identifying not only the Shoppes at Apple Glen, but also the regional mall that would be developed in the future. Because of that fact the copy on that sign will simply state Apple Glen, the developer intends to make this sign as attractive as possible to establish an excellent first impression. The square footage and height of the sign shown has been modified slightly from the original submittal. He stated that the height of this sign would be 14½ feet and would be 18 feet wide, the square footage would be approximately 300 square feet. Sign "B" is a multi-directional board located on Apple Glen Boulevard. Once developed the Shoppes at Apple Glen, a regional mall, will constitute a rather large retail area, so the directional signs ("B") are necessary to direct traffic to individual stores. The signs will be approximately 10 feet high, 4 feet wide and approximately 40 square feet in area. Although the signs are somewhat large, they are necessary since the mall area will cover a 120 acre area. He stated that once the mall is developed the signs will not be visible until you are in the mall area, and they will not create a negative impact on adjacent properties. The third sign type "C" are two pylon signs. He stated that the crux of the pylon signs as distinguished from the ID Signs ("A") is to serve only the shops at Apple Glen and the businesses located there. The Zoning Ordinance indicates that the purpose of signage in a B-2 District is to lend identification to the center and once the customer is on the real estate to direct them to individual stores. He stated that they have had a number of meetings with staff on the signage. He stated that staff has expressed the concerns about the height and the copy area of the pylon signs. After discussing the signage with the sign consultant, they would like to make a proposal to alter sign "C". He stated that they would like to maintain the requested height of the signs but they would reduce the copy area from 220 square feet to 192 square feet and show it by means of three tenant signs no more than 4 x 16. He stated that they feel that would still need the 40 feet in height for these signs. He stated that he would like to note that they would be creating an access from the center to Professional Park West an office area to the west of the center. In conclusion he respectfully requested that the Commission favorably recommend to City Council approval of the requested rezoning and that they approve the amended primary development plan as proposed. He stated that he felt that the amended development

plan removed a number of existing uncertainties.

Tom Hayhurst, Councilmember for the 4th District appeared before the Commission. Mr. Hayhurst stated that he lived at 4444 No Washington Road which is about ½ mile from this area. Mr. Hayhurst stated that he wanted to raise some "cautionary" statements with regard to the entire project. He stated that he was concerned about the mounding which exists to the west of the site being continued to the north. He stated that they are concerned about fencing and natural vegetation barriers. He stated that he felt that more buffering may need to be done that what has been suggested by the developer as the project extends to the north to Reckeweg Place. He stated that they are concerned about the height of signage and the lighting from the signs. He stated that he realized that this whole process is in a state of "evolution" and he was really not speaking strongly against the rezoning. He would ask specifically that the Plan Commission and the City Staff focus very strongly on maintaining the excellent light and noise buffering, which is present west of the current Apple Glen development as the project moves northerly and southerly.

Ray Anderson, 1639 Reckeweg Road, appeared before the Commission. Mr. Anderson stated that he owned the property west of Wal-Mart. He stated that the mound has not been mowed by Wal-Mart since it has been built, the city has mowed it once. He stated he would like the city or someone to check on these projects after they settle so that they do not have water holes. He stated that he had water in his backyard almost all spring. He stated that the water can not get through the mounds. He stated they are supposed to have a swale.

Lorene Hilgemann, 1741 Reckeweg Road, appeared before the Commission. She questioned where the western boundary line of the rezoning would be on the three lots that front on Reckeweg Road.

Mr. Federhoff stated that these are the three lots currently owned by Mrs. Thompson. He stated that all three of the lots are described as being 295 feet from the centerline of Reckeweg Road. Mr. Federhoff stated that the distance from the existing property line of Apple Glen is approximately 180 feet to 200 feet.

In rebuttal Mr. Federhoff stated that he wanted to thank Councilmember Hayhurst for appearing. He stated that they are very concerned with the points of buffering and drainage. He stated that buffering has probably been the principal issue that was discussed that evening. He stated that they will take into consideration the light coming from the pylon signs to determine if that could have some negative impact. He stated that with regard to Mr. Anderson's concerns about the mowing of the mound on the Wal Mart Property are well taken. He stated that it is the responsibility of Wal Mart to maintain those areas.

There was no one else present who spoke in favor of or in opposition to the proposed rezoning and development plan amendment.

ORIGINAL

ORIGINAL

#606

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE A strip of ground west of the entrance
to Apple Glen off of Illinois Road, and a strip of ground
approximately 200 feet wide, located behind 1425, 1435 & 1515
Reckeweg Road.

2-96-03-05

EFFECT OF PASSAGE Property is currently zoned R-1 - Single
Family Residential. Property will be zoned B2D - Regional
Shopping District.

EFFECT OF NON-PASSAGE Property will remain R-1 - Single Family
Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE) _____

From the desk of:
Pat Biancaniello

11-6-96

AGENT:

Jim Federhoff
P O Box 800
FORT WAYNE IN 46801-0800

422-0800

FACT SHEET

Z-9603-05

BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE

Zoning Map Amendment

APPROVAL DEADLINE**REASON**

From R1 to B2D

DETAILS**Specific Location and/or Address**

A strip of ground west of the entrance to Apple Glen off of Illinois Rd, & a strip of ground 200' wide behind 1425 - 1515 Reckeweg.

Reason for Project

Additional development land for Apple Glen.

Discussion (Including relationship to other Council actions)

15 July 1996 - Public Hearing

See Attached Minutes of Meeting

23 September 1996 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO NOT PASS recommendation.

Of the nine (9) members present, eight (8) voted for the motion, the Chair did not vote. Motion Carried.

Members Present: Linda Buskirk, Jim Dearing, Ernest Evans, DeDe Hall, James Hoch, Richard Pierce, Thomas Quirk, Dave Ross, Carol Kettler Sharp

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents**Applicant(s)
Apple Glen Investors LTD

City Department

Other

Opponents

Groups or Individuals
Tom Hayhurst, Councilman
Ray Anderson, 1639 Reckeweg
Basis of Opposition

-buffering in area would have to be greatly increased;
- current buffering is not maintained

**Staff
Recommendation**☒ For ☐ Against

Reason Against

**Board or
Commission
Recommendation**

By

☐ For ☒ Against
☐ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)**CITY COUNCIL
ACTIONS
(For Council
use only)**☐ Pass ☐ Other
☐ Pass (as amended) ☐ Hold
☐ Council Sub. ☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 18 January 1996

Projected Completion or Occupancy Date 25 October 1996

Fact Sheet Prepared by Date 25 October 1996

Patricia Biancaniello

Reviewed by Date 31 October 1996

Reference or Case Number

1. Public Hearing on a Zoning Map Amendment

a. Change of Zone #606

From R-1 and B-2-D

Property lying East of Reckeweg Road, immediately abutting the existing Apple Glen site. (These are the rear portions of residential parcels, and do not have any frontage on Reckeweg Road.) Also, included is a small area at the Illinois Road entrance.

2. Public Hearing on an Amendment to the Primary Development Plan for the Shoppes at Apple Glen, including a Master Sign Program

Property lying East of Reckeweg Road, immediately abutting the existing Apple Glen site. (These are the rear portions of residential parcels, and do not have any frontage on Reckeweg Road.) Also, included is a small area at the Illinois Road entrance.

Jim Federhoff, attorney for the petitioner, Apple Glen Investors, LTD, appeared before the Commission. Mr. Federhoff stated that they are requesting to rezoned approximately 1.7 acres from R-1 to B2D. He stated that the real estate included in the rezoning is also included in the amended primary development plan for the Shoppes at Apple Glen. He stated that the total acreage to be included in the proposed primary development plan is 58.79 acres. There are two strips involved in the rezoning. The one by the entrance at Illinois Road was added at the suggestion of the staff. He stated that there was litigation over that strip of land over the right to use it for roadway purposes. He stated that the litigation was resolved. The total area of the rezoning represents about 2.93% of the total area of the shopping center. The tracts that surround it to the north, east and south is by previously approved shopping center area and to the west of the rezoning site are residences. He stated that the traffic analysis that was submitted was essentially an update of the traffic study that was done original. He stated that the rezoning request essentially squares off that west property line. He stated that it does not accommodate additional retail area. He stated that the originally plan that was submitted and approved in 1991 showed approximately 322,600 square feet of retail space. However, the original plan did not describe in that square footage the office building and the restaurant site that was shown. On the plan being proposed is a total slightly under 395,000 square feet of retail space. According to the traffic study the increase in retail space should not deteriorate traffic conditions on the surrounding roadway systems. There are a number of road improvements planned in the area, including the extension and upgrading of Old Illinois Road; extension of Ardmore Avenue, north; and the widening of West Jefferson Blvd. All of the intersections in the area, after they are built out, will operate at level "C" or better. By way of comparison, most of the intersections in the Glenbrook area operate at level "D" or worse. He stated that they also submitted a market study as required by the Zoning Ordinance. The marketing study, in

their opinion satisfied the requirements to demonstrate that there is a market for their proposal. He stated that staff noted in the staff analysis for the primary development plan, that the original primary development plan showed 322,600 square feet of retail space, but that figure did not include the square footage for the office building, restaurant or the bank. Although all of those tracts were shown on the original plan. The footprints were part of the original plan, but the areas were not described. A significant difference from the current plan and the previous development plan deals principally with the area north of the Wal-Mart, where additional square footage would be added. Potentially the configuration of the footprints of the building north of the Wal-Mart tract also would be changed somewhat, but the overall concept of the Shoppes at Apple Glen will remain the same. The lighting that was shown on the development plan is consisted with the lights that were previously approved. There are no significant changes to the infra-structure that would be proposed to water, sanitary sewer or storm water drainage. Individual water and sewer taps will be run to the individual buildings. Prior to secondary approval of Water Pollution Control Engineering and Storm Water Engineering, they will all be provided for with detailed engineering plans, including storm calculations. He stated that he would address the landscape and buffering of this area. He stated that they are requesting an approval to decrease the setback from the west property line adjacent to the property which is zoned R-1, to 40 feet (requirement for a shopping center is 75 feet from all property lines to structures) between the property line and the proposed structures. He stated that they feel that the 40 setback from the property line to the structure is in keeping with the spirit of the development agreement that the developer signed with the city in 1991. That is the only requested variation from that agreement that they are requesting. All other setbacks will be at least, including at least the 295 feet from the centerline of Reckweg Road, and 75 feet from the B2D zoning line. He stated that the screening concept that Mr. McCrory would be discussing involves a buffer area of approximately 75 feet wide. They determined that the proposed screening of Mrs. Thompson tract would not afford them 75 feet of buffer area. He stated that they need to accommodate the private agreement between the developer and Mrs. Thompson and between then and the business session they will need to make an adjustment to the landscape plan that will satisfy staff concerns and will also accommodate the contractual agreement between the developer and Mrs. Thompson. He introduced Kevin McCrory, McCrory and Associates, to the Commission to discuss the screening for the site.

Kevin McCrory, McCrory & Associates, appeared before the Commission. Mr. McCrory stated that he had been involved with the Apple Glen development since its conception and had represented the owner in all landscape issues. He stated that the current landscaping for the Wal-Mart parking lot will be continued into the next proposed phases to the north and south toward Jefferson Blvd. That will entail the landscaping along Apple Glen Blvd., which is the main connector between Illinois Road and Jefferson Blvd. The

biggest issues at hand on the primary plan is the buffer that will be along the property line along the west side of Apple Glen. He stated that they currently have a buffer behind Wal-Mart. It is a buffer built on a mound over 10 foot high and they have a large existing natural buffer of vegetation that remained after the Wal-Mart project was built. He stated that they are proposing to project that large berm along the backside of the lots, or the east side of the lots in front of Reckeweg. He stated that they are proposing a fence and vegetation working together at one area along the east side of the lots in front of Reckeweg. He stated that on the large mound they will be constructing there will be vegetation of both evergreen and deciduous on the top of the mound to add additional buffer, both visual and sound. It will also add to the aesthetic quality of the screening. The berm will have no slopes greater than a 3 to 1, which will make it more maintainable. He stated that it will then make a transition from the higher mound that is described, to a buffer along the back of Reckeweg Place, which there are 8 lots, they will have both a fence and vegetation along the back of the lots. Staff has requested that the vegetation be 14 foot tall. The current grade of Reckeweg Place will be approximately 6 foot lower than the lots along Reckeweg Place. Those lots slope quite severely down the sides to a current drainage swale. That water will have to continue to flow obviously down that extended hillside, and be collected into the storm drainage system that will be incorporated into the back of the shopping center. In order to screen these homes adequately they will have to put a fence up the hill all the way to the property line as high as they can. He stated that they are going to request that the fence be raised from a 6 foot fence to a 10 foot fence.

Jim Federhoff stated that he had a few more comments on landscaping and buffering. He stated that when the secondary development plan for the Wal-Mart store was submitted to the Plan Commission for approval, the application was made by the developer and by Wal-Mart, since that was before closing. Approval of the secondary development plan was a condition of that closing. The relationship between the developer and Wal-Mart is such that Wal-Mart is responsible to maintain those parts of the screening and buffering located on the Wal-Mart property. Before the public hearing they have had two meetings with neighbors and neighborhood associations representatives under the development agreement entered into by the developer in 1991. He stated that the two principal concerns that came from these two meetings were buffering and also storm drainage. He stated that in 1991 the property that is currently zoned R-1 and developed as an 8-lot residential area, Reckeweg Place, was zoned B-2-D. As part of the dialogue with the city and also the conclusion of those rezoning and development plan proceedings, this property was downzoned and then was developed as a residential subdivision. He stated that this subdivision was not in place before the shopping center. He stated that the home which is on the lot at the southeast corner of Reckeweg Place, can best be screened if a fence is constructed on the downslope of the swale. He stated that it appears that the existing drainage pattern is a swale along the lot of the south side of Reckeweg

Place and the grade is easterly. It looked to him like all of the water from Reckeweg Place is dumping into this corner without moving on anywhere else. He stated that they believe that the existing storm drainage problems can be accommodated as part of the development of the shopping center.

Mr. Federhoff stated that the overall signage plan was adopted for the Shoppes at Apple Glen and it is part of the development before the Commission for approval. He stated that they did not include any signage proposals for the area to the east of Apple Glen Blvd. He stated that there are three types of signs proposed, they are shown as sign "A", "B" & "C". He stated that sign "A" is proposed to be located at the entrances to Apple Glen Boulevard, at Jefferson and Illinois. He stated that it would be an overall ID Sign, identifying not only the Shoppes at Apple Glen, but also the regional mall that would be developed in the future. Because of that fact the copy on that sign will simply state Apple Glen, the developer intends to make this sign as attractive as possible to establish an excellent first impression. The square footage and height of the sign shown has been modified slightly from the original submittal. He stated that the height of this sign would be 14½ feet and would be 18 feet wide, the square footage would be approximately 300 square feet. Sign "B" is a multi-directional board located on Apple Glen Boulevard. Once developed the Shoppes at Apple Glen, a regional mall, will constitute a rather large retail area, so the directional signs ("B") are necessary to direct traffic to individual stores. The signs will be approximately 10 feet high, 4 feet wide and approximately 40 square feet in area. Although the signs are somewhat large, they are necessary since the mall area will cover a 120 acre area. He stated that once the mall is developed the signs will not be visible until you are in the mall area, and they will not create a negative impact on adjacent properties. The third sign type "C" are two pylon signs. He stated that the crux of the pylon signs as distinguished from the ID Signs ("A") is to serve only the shops at Apple Glen and the businesses located there. The Zoning Ordinance indicates that the purpose of signage in a B-2 District is to lend identification to the center and once the customer is on the real estate to direct them to individual stores. He stated that they have had a number of meetings with staff on the signage. He stated that staff has expressed the concerns about the height and the copy area of the pylon signs. After discussing the signage with the sign consultant, they would like to make a proposal to alter sign "C". He stated that they would like to maintain the requested height of the signs but they would reduce the copy area from 220 square feet to 192 square feet and show it by means of three tenant signs no more than 4 x 16. He stated that they feel that would still need the 40 feet in height for these signs. He stated that he would like to note that they would be creating an access from the center to Professional Park West an office area to the west of the center. In conclusion he respectfully requested that the Commission favorably recommend to City Council approval of the requested rezoning and that they approve the amended primary development plan as proposed. He stated that he felt that the amended development

plan removed a number of existing uncertainties.

Tom Hayhurst, Councilmember for the 4th District appeared before the Commission. Mr. Hayhurst stated that he lived at 4444 No Washington Road which is about ½ mile from this area. Mr. Hayhurst stated that he wanted to raise some "cautionary" statements with regard to the entire project. He stated that he was concerned about the mounding which exists to the west of the site being continued to the north. He stated that they are concerned about fencing and natural vegetation barriers. He stated that he felt that more buffering may need to be done that what has been suggested by the developer as the project extends to the north to Reckeweg Place. He stated that they are concerned about the height of signage and the lighting from the signs. He stated that he realized that this whole process is in a state of "evolution" and he was really not speaking strongly against the rezoning. He would ask specifically that the Plan Commission and the City Staff focus very strongly on maintaining the excellent light and noise buffering, which is present west of the current Apple Glen development as the project moves northerly and southerly.

Ray Anderson, 1639 Reckeweg Road, appeared before the Commission. Mr. Anderson stated that he owned the property west of Wal-Mart. He stated that the mound has not been mowed by Wal-Mart since it has been built, the city has mowed it once. He stated he would like the city or someone to check on these projects after they settle so that they do not have water holes. He stated that he had water in his backyard almost all spring. He stated that the water can not get through the mounds. He stated they are supposed to have a swale.

Lorene Hilgemann, 1741 Reckeweg Road, appeared before the Commission. She questioned where the western boundary line of the rezoning would be on the three lots that front on Reckeweg Road.

Mr. Federhoff stated that these are the three lots currently owned by Mrs. Thompson. He stated that all three of the lots are described as being 295 feet from the centerline of Reckeweg Road. Mr. Federhoff stated that the distance from the existing property line of Apple Glen is approximately 180 feet to 200 feet.

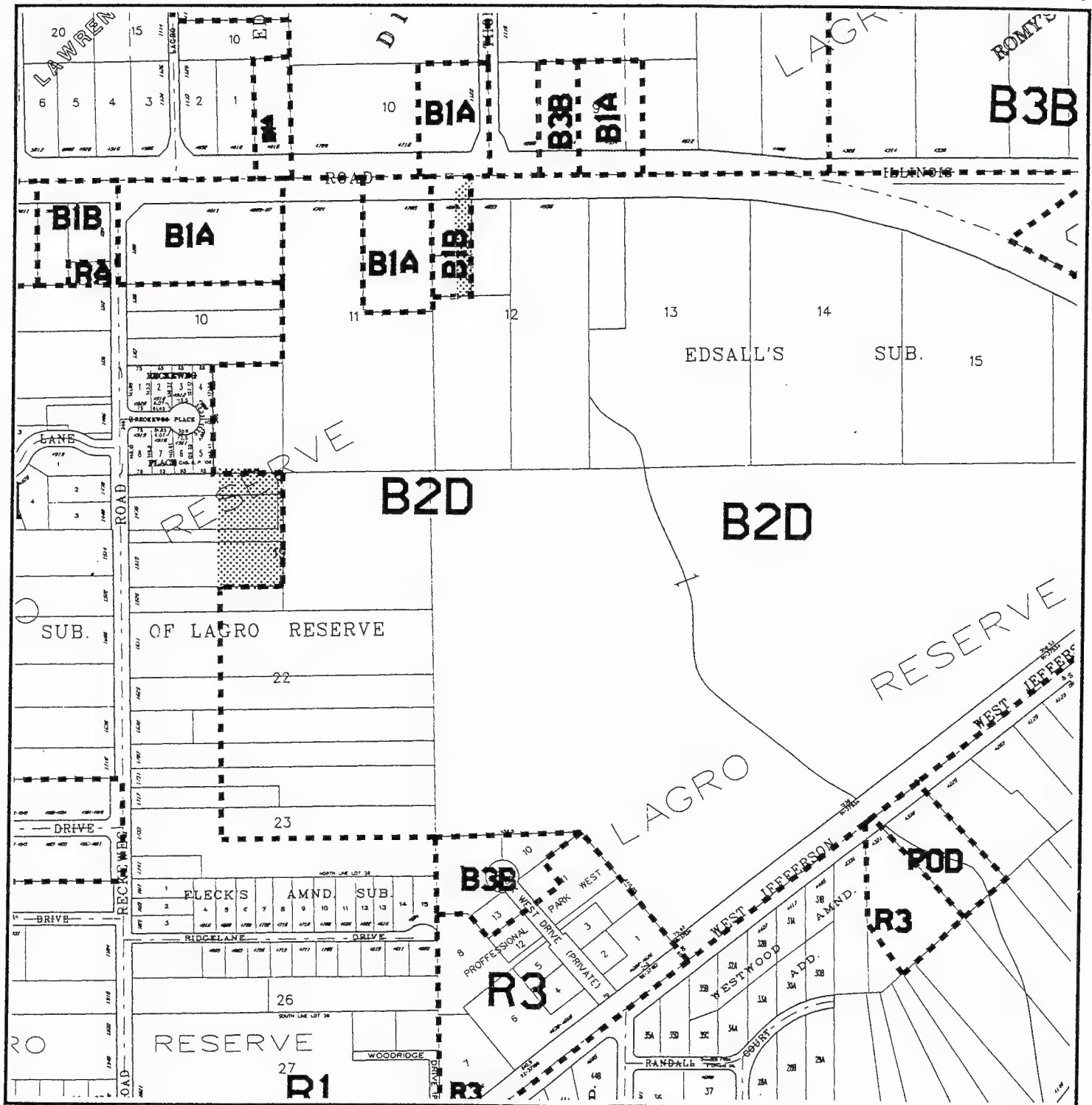
In rebuttal Mr. Federhoff stated that he wanted to thank Councilmember Hayhurst for appearing. He stated that they are very concerned with the points of buffering and drainage. He stated that buffering has probably been the principal issue that was discussed that evening. He stated that they will take into consideration the light coming from the pylon signs to determine if that could have some negative impact. He stated that with regard to Mr. Anderson's concerns about the mowing of the mound on the Wal Mart Property are well taken. He stated that it is the responsibility of Wal Mart to maintain those areas.

There was no one else present who spoke in favor of or in opposition to the proposed rezoning and development plan amendment.

REZONING PETITION

AREA MAP

CASE NO. #606



COUNCILMANIC DISTRICT NO. 4

Map No. F - 2
LW 1-22-96

R1	One-Family	B1	Limited Business	M1	Light Industrial
R2	Two-Family	B2	Planned Shopping Center	M2	General Industrial
R3	Multi-Family	B3	General Business	M3	Heavy Industrial
RA/RB	Residential	B4	Roadside Business	MHP	Mobile Home Park
PUD	Planned Unit Dev.	POD	Professional Office District		

RESOLUTION OF ZONING MAP AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana on July 5, 1996 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-96-03-05; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 15, 1996.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a **DO NOT PASS** recommendation based on the following "Findings of Fact".

1) Approval of the request at this point could have an adverse impact on the current conditions in the area, and the character of current structures and uses in the area.

Issues were raised at the Public Hearing that required further information from the development. The developer was granted two time extensions in order to resolve those issues. No resolutions were achieved during this time period.

2) Approval is not consistent with the preservation of property values in the area.

Approving the rezoning without having the benefit of an approved development plan could result in a very unclear situation regarding future development of the site, and provides a disservice to both the petitioner and the abutting land owners.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 23, 1996.

Certified and signed this
2nd day of October 1996.



Carol Kettler Sharp
Secretary

James A. Federoff, attorney for the petitioners, requests a change of zone from R-1 to B-2-D.

Location: East of Reckeweg Road, immediately abutting the existing Apple Glen site. (These are the rear portions of residential parcels, and do not have any frontage on Reckeweg Road.) Also included is a small area at the Illinois Road entrance for Apple Glen.

Legal: See file

Land Area: Approximately 1.75 acres

Zoning: Currently R-1 zoning

Surroundings:	North	R-1	Residential
	South	R-1	Residential
	East	B2D	Apple Glen
	West	R-1	Residential

Reason for Request: Additional development ground for Apple Glen

Neighborhood Assoc.: Reckeweg Road Area Association
Wildwood Park Community Association
Westwood-Fairway Association

Neighborhood Plan: No comment.

Comprehensive Plan: The general land use policies of the comprehensive plan state that development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed.

This property is located in the West Sector of the Outer Ring. The overall goal in the Outer Ring is to encourage growth in a balanced manner that is within or adjacent to existing development in the urban service area. More specifically, the goal of the West Sector is to contain growth within the urban service line.

Planning Staff Discussion:

In the previous 1991 rezoning of ground for the new area of Apple Glen, the Plan

Commission established a zoning boundary line based off a set distance (295') from the Reckeweg Road centerline. The 1991 petition included some land within that proposed boundary, but did not include all the ground. There were two noticeable exceptions. This petition would align one of those exception areas, allowing the rear portions of some lots along Reckeweg Road to be added to the Apple Glen development. This would in turn allow a more flexible use of that acreage, but still not allow access to Reckeweg Road. The B-2 zoning will require development plan approval on any development, allowing the Plan Commission to address compatibility issues.

The existing primary development plan does not include all of the 120+ Apple Glen acres, but was approved to include only that acreage west of the Apple Glen Boulevard roadway. The only retail development that has currently taken place on the site is the Wal-Mart store.

The proposed B-2-D zoning would allow uses that are not necessarily compatible with residential uses along Reckeweg Road. However, the development plan procedure allows the requiring of buffers to mitigate any negative impacts that these commercial uses may have on the residential properties to the west.

In 1991, the position taken by the staff was that the expansion of the planned shopping center was appropriate for the area, if the rezoning and development plan could be accomplished in a way that would allow preservation of the residential area to the west. To accomplish that goal, extensive landscaping was incorporated in the actual site development. That position is unchanged.

In the past four or five years, we have seen additional development along the Illinois Road corridor. Most of the concerns raised in 1991 are still present today. This site is in an area of increasing traffic, abutting major roadways on two sides. The area to the west is still predominantly single family residential. Commercial and residential development can successfully abut, especially when sensitive site development is used to mitigate the impacts of such developments. Noise and light impacts can be somewhat moderated by using buffering, including landscaping and mounding. Since no access is being proposed for Reckeweg Road, traffic should be contained within the existing roadway system. Apple Glen has already constructed major improvements at its entrance from the public roadways, and has made substantial buffering improvements. Adequate buffering techniques would be expected to be used throughout the site as development occurs.

Staff still believes that the line established in 1991 represents the maximum extent of the commercial shopping center to the west. This boundary line allows the preservation of existing housing along Reckeweg Road, while allowing commercial development of the acreage known as Apple Glen. This proposal is acceptable based on those previously established guidelines.

Recommendation: Do Pass for the following reasons:

1) Approval of the request will be in substantial compliance with the City of Fort Wayne

Comprehensive Plan, and should not establish an undesirable precedent in the area.

Approval is also consistent with the previous 1991 rezoning, designed to allow commercial development while preserving existing residential property values.

2) Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area.

The requirement for Development Plan submittal and review by the Plan Commission will help ensure that mitigation measures are used to relieve the impacts of this development.

3) Approval is consistent with the preservation of property values in the area.

Approval will help provide for continued development of a commercial shopping center while preserving the established residential uses to the west.

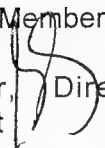
4) Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.

Both Jefferson Boulevard and Illinois Road are high traffic arterials. The existing development has already caused significant infrastructure improvements to be made to the area.



MEMORANDUM

TO: City Council Members

FROM: Gary Stair,  Director of Planning, Community and Economic Development

DATE: October 25, 1996

SUBJECT: Recommendation from Plan Commission

The attached rezoning request has been reviewed by the Fort Wayne Plan Commission and forwarded to you for final action. The Plan Commission's recommendation on this request, made after public hearing and review, has been certified by the Commission's Secretary and is summarized on the attached "Fact Sheet".

As always, if you have any questions concerning the attached case, please do not hesitate to call me or Pat Fahey of the Land Use Management staff at 427-1140.

/pb

Change of Zone - Bill No. Z-96-03-05

Amendment: From R1 to B2D

Location: A strip of ground west of the entrance to Apple Glen off of Illinois Road, and a strip of ground approximately 200' wide, located behind 1425-1435 & 1515 Reckeweg Road.

Applicant: Apple Glen Investors, L. P., an Indiana Limited Partnership

Proponents: Jim Federhoff, attorney

Opponents: Tom Hayhurst, Councilmember
Ray Anderson, 1639 Reckeweg Road

Summary of Discussion: Approval of the zoning request would allow for additional development ground for the Apple Glen Shopping Center.

Staff Recommendation: Do Pass

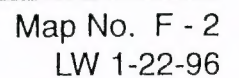
Plan Commission Recommendation: Do Not Pass

Recommendation Given: September 23, 1996

Committee Session Date: November 12, 1996

Pat
J. H. H.
2148

CASE NO. #606



R1	One-Family	B1	Limited Business	M1	Light Industrial
R2	Two-Family	B2	Planned Shopping Center	M2	General Industrial
R3	Multi-Family	B3	General Business	M3	Heavy Industrial
RA/RB	Residential	B4	Roadside Business	MHP	Mobile Home Park
PUD	Planned Unit Dev.	POD	Professional Office District		

Thurs. Oct. 17-96

I'm not selling any property
and I request my name to be
removed from the reynoning.

Ruth V. Thompson

Phone
- 432-9266

1425 Reckweg Rd.

Fort Wayne, Ind.

46804

432-6543
Hilgman

2-96-03-05
